

2 Bed Detached Bungalow In Drury Lane , Altofts, WF6 2JN

£245,000





## SHORT DESCRIPTION

Property Ref: 13234 Located in the popular area of Altofts, close to local amenities. There are excellent commuter links to Wakefield, Leeds and further afield with the nearby M62, M1 and A1 motorway links. Normanton train station and numerous bus stops are within walking distance of the property serving Wakefield, Castleford, and Leeds to name a few.. The property has undergone a complete refurbishment: • Brand new central heating system • New bathroom • New kitchen • New flooring throughout • New solid oak internal doors • New woodwork throughout • Fully redecorated throughout • New patio and landscaped gardens Briefly comprises - Entrance porch, hallway, spacious living room, modern dining kitchen, master bedroom, second double bedroom, house bathroom and conservatory. The property benefits from front and rear gardens. **GROUND FLOOR** Porch - External composite door, tiled flooring, internal uPVC door Living Room - 15'9" x 11'5" (4.80m x 3.49m) approx. Spacious, well-lit living room, carpet, central heating radiator, uPVC double glazed bay window Kitchen/Diner - 14'8" x 11'11" (4.48m x 3.64m) approx. Modern open plan kitchen/diner with a range of wall and base units, Belfast sink with mixer tap, four ring induction hob, integrated fan oven, integrated fridge/freezer, integrated dishwasher, extractor fan, laminate flooring, central heating radiator, uPVC double glazed windows, uPVC door leading onto conservatory Master Bedroom - 13'8" x 10'10" (4.16m x 3.31m) approx. Spacious double bedroom, carpet, central heating radiator, uPVC double glazed windows House Bathroom - Four-piece bathroom suite including bath, walk-in shower with feature tiles, vanity wash basin and low flush WC, tiled floor, central heating towel rail, uPVC double glazed window Bedroom Two - 11'5" x 8'5" (3.49m x 2.57m) approx. Double bedroom, carpet, central heating radiator, uPVC double glazed window Conservatory - 12'3" x 7'3" (3.73m x 2.21m) approx. Bright, spacious conservatory with French doors leading out to patio, laminate flooring, central heating radiator, uPVC double glazed windows surrounding EXTERIOR Pebbled area to front of the property with path to the front door and rear garden Enclosed, well established, south facing rear garden with mature shrubs, lawn, patio and pebbled area On street parking directly outside the property. EPC - D Council Tax - C.

2

**Bed Room(s)**

1

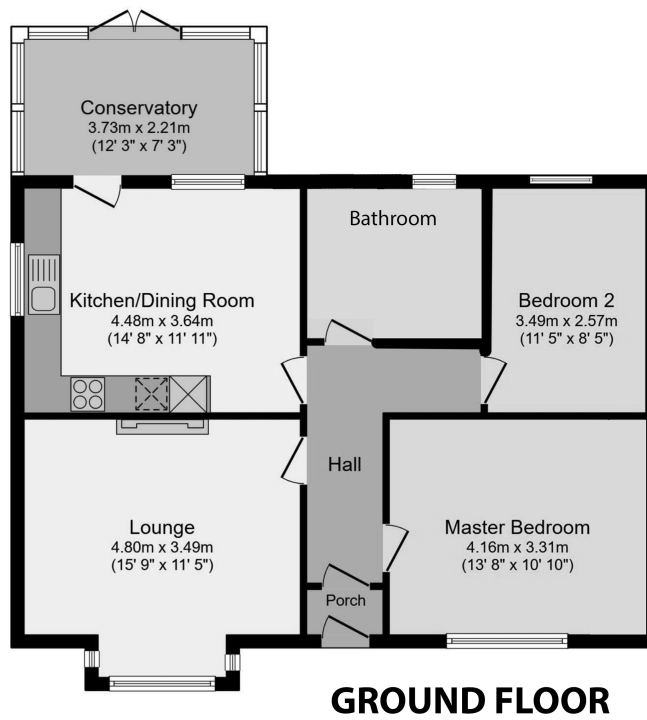
**Bath Room(s)**

1

**Living Room(s)**

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
 All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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